

Airport (AP)
Table of Use/Bulk Regulations

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (all uses require Planning Board site plan approval unless otherwise indicated)	Uses requiring a Special Use Permit (issued by the Planning Board unless otherwise indicated)	Minimum Gross Lot Area (and Net if provided) (square feet unless otherwise designated)	Minimum Lot Width (Feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	<p>The following commercial agricultural operations and accessory uses thereto, provided that there shall be no stable or similar animal housing nor storage of manure or other odor or dust producing substances or use, except spraying and dusting to protect vegetation, within 50 feet of any lot line:</p> <p>Raising of field and garden crops, vineyard and orchard farming and the maintenance of nurseries.</p> <p>Boarding, breeding and raising of cattle, including dairies), sheep, goats, pigs and horses and rental of horses.</p> <p>Boarding, breeding and raising of fowl on lots of 5 acres or more.</p>	<p>Accessory to commercial agricultural operations, 1-story buildings for display and sale of agricultural and nursery products grown primarily on the premises, provided that any such building does not exceed 1,000 square feet in floor area and is set back 30 feet from any lot line</p>	40,000	150	50	15/40	20	N/A	12 inches per foot of distance to the nearest lot line	0.6	N/A	85
2	<p>Indoor and outdoor recreational facilities and structures. See § 300-19 for additional requirements.</p>		3 Acres	200	100	50/100	50	50	40	N/A	N/A	20 (if indoor) and 60 (if outdoor)

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3	Professional, business, executive, administrative offices and buildings, hotels, convention and conference centers		80,000	100	100	50/110	50	N/A	4 inches per foot of distance to the nearest lot line	0.2	N/A	85
4	Businesses which combine office space with a warehouse or a center for distribution of products wherein such warehouse or distribution center is incidental to the main purpose of the business.											
5	Businesses which combine office space with a research laboratory or its equivalent for the purpose of testing a product or products, provided that no manufacturing or assembly shall take place therein.											
6	Laboratories and related offices engaged in product testing and research.											
7	Assembly or packaging of products from previously prepared materials, including cloth, plastic, paper, leather and precious or semiprecious stones.											
8	Manufacturing, assembling and/or packaging of electronics and electronic components, instruments, precision tools and time pieces											
9	Planned office building development groups		5 acres	500	100	50/110	50	N/A	4 inches per foot of distance to the nearest lot line	0.2	N/A	85

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10	Planned industrial development groups		5 acres	500	100	100/200	100	N/A	4 inches per foot of distance to the nearest lot line	0.3	N/A	85
11	Office buildings for editorial, business and professional offices and research, design and development laboratories, including incidental clinics, cafeterias and recreational facilities for the exclusive use of company employees.	Trailers for business, office and commercial purposes not exceeding 6 months duration.	40,000	150	50	15/40	20	N/A	6 inches per foot of distance to the nearest lot line	0.6	N/A	85
		One dwelling unit only on any lot for the exclusive use of an attendant, watchman or caretaker employed in connection with any permitted use on said lot										

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12	Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or incidental storage of products or materials involving the use of only oil, gas or electricity for fuel and which operation, in the opinion of the Planning Board, will not create any dangerous, noxious, injurious or otherwise objectionable fire, explosive, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of air pollution, electromagnetic or other disturbance or glare, or harmful discharge, storage or dispersal of liquid or solid waste in a matter or amount as to adversely affect the surrounding area		40,000	150	50	20	N/A	N/A	6 inches per foot of distance to the nearest lot line	0.6	N/A	85
13	Lumber and building material and equipment sales and storage, provided that any lot containing outdoor storage shall be surrounded by a fence or wall with a height of not less than 6 feet nor more than 10 feet.											
14		Truck transfer terminals	5 acres	500	100	100/200	100	N/A	4 inches per foot of distance to the nearest lot line	0.3	N/A	85
15		Airports and heliports										
		Commercial dog or veterinary kennel, subject to § 300-22	10 acres	500	100	200/400	200	50	18	N/A	750	20

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16		Bulk storage, including warehouses and above-ground oil and gas storage	80,000	200	100	50/110	50	100	12 inches per foot of distance to the nearest lot line	0.1	N/A	85
17		Manufacture of bricks or concrete blocks										
18		Refuse compacting and recycling centers	25 acres	1,000	400	400/800	400	N/A	4 inches per foot of distance to the nearest lot line	0.1	N/A	85
19		Public utility generating plant										
20	Buildings, structures and uses owned and operated by the Town of New Windsor and other Essential Services.		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21		Railroad, Public Utility, radio and television transmission antennas and rights of way.	[Bulk requirements established by the Planning Board]									